

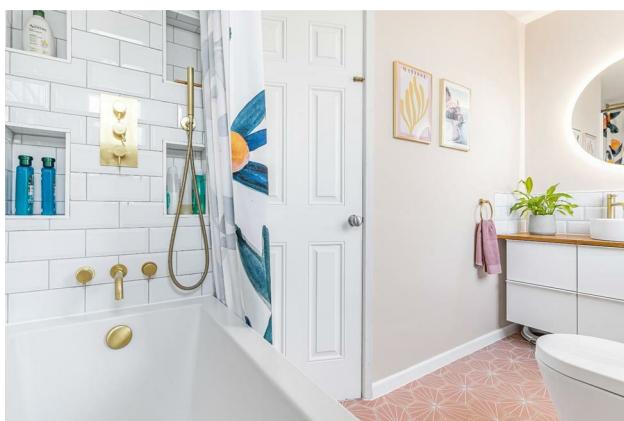
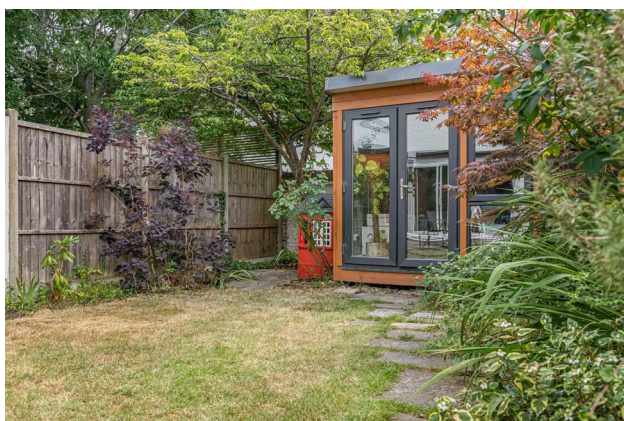
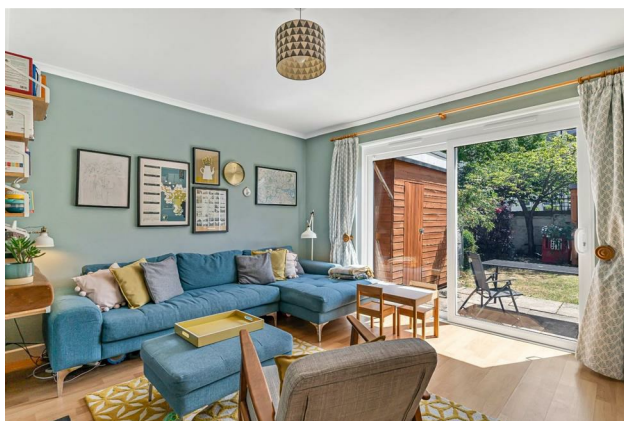
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GRIZEDALE TERRACE, LONDON, SE23

Guide price £650,000-£675,000

Property Images



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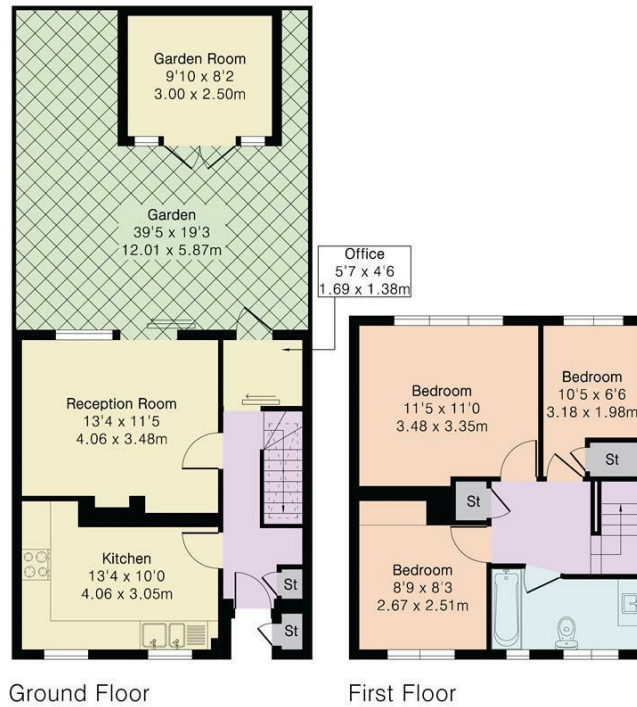


**Approximate Gross Internal Area 823 sq ft - 77 sq m
(Excluding Outbuilding)**

Ground Floor Area 398 sq ft – 37 sq m

First Floor Area 425 sq ft – 40 sq m

Outbuilding Area 81 sq ft – 8 sq m



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Map



Details

Type: House - Terraced Beds: 3 Bathrooms: 1 Receptions: 1

Tenure: Freehold

Nestled in the charming cul-de-sac of Grizedale Terrace, London, SE23 3XF, this delightful terraced house offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families seeking a welcoming atmosphere.

One of the standout features of this property is the inviting garden room, which provides a serene space for relaxation or entertaining guests. The front garden offers additional storage, enhancing the practicality of the home.

Situated in close proximity to the highly regarded Eliot Bank School, this location is particularly appealing for families with children. The surrounding area boasts a friendly community vibe, making it an excellent choice for those looking to settle in a family-oriented neighbourhood.

This terraced house is not just a place to live; it is a home where memories can be made. With its spacious layout and convenient location, it presents a wonderful opportunity for anyone looking to embrace the vibrant lifestyle that London has to offer. Don't miss the chance to make this charming property your own.

Features

• OVER 800sq ft • Guide Price £650,000 to £675,000 • Three bedrooms • GARDEN ROOM • 10 minute walk to Forest Hill Station and local shops • SEPARATE KITCHEN • Office space • Plenty of storage space • Good transport links

Offering over 800 sq ft of living space with two double bedrooms and one single bedroom, a lounge overlooking the garden which is southeast facing and has an array of mature rose bushes and a cherry tree which in turn leads to the garden room. The separate kitchen is to the front and has the advantage of having the room to house a small kitchen table and chairs. Downstairs you also have the benefit of a nook which is currently used as an office and there is also more storage space. The upstairs has a light and airy hallway and which leads to the bedrooms, family bathroom and further storage

The property is move in ready with a modern kitchen, bathroom (new in 2022) and neutral décor. The vendors have informed us that they have upgraded the fuse box in 2021, new gutters in 2022 and new double glazing in 2023.

The property offers some very desirable features which will tick most boxes for many buyers.

These include:

- The location – One of the most sought-after locations being almost opposite the Horniman Museum and only a few minutes from Sydenham woods where the highly acclaimed Cox's walk can be found.
- Freehold
- Forest Hill station approximately a 11 minute walk
- Great transport via buses and trains with easy access to central London
- Cul de sac which the vendors have said has a real sense of family and community

THE LOCATION

Located off of Eliot Bank, situated in a popular road off the high street in Forest Hill the property is ideally suited to those buyers that want to be close to the shopping, transport, cafes, gastro pubs and recreation offered in SE23.

The house is approximately 0.4 miles to Forest Hill Station and the high street adjoins the top of Eliot Bank making it possible to walk to Sainsburys and other high street shops in just a couple minutes.

Forest Hill train station is served by the Overground and Southern Rail which offers the following approximate travel times to central London stations:

London Bridge in approximately 17 minutes.

Shoreditch High Street in approximately 22 minutes.

Victoria station in approximately 30 minutes.

The property is approximately 0.3 miles to Sainsbury's and the high street, which includes some well-known gastro pubs, a gym, many well-established cafes and restaurants, a renowned butcher to mention but a few of the town centre's great local businesses.

Off the high street you'll also find the excellent Forest Hill pools and library which has recently undergone a refurbishment.

The Horniman Museum and Gardens is a well-known local point of interest and can be found approximately 0.1 miles away. With regular events such as a farmer's market, live music and seasonal festivals to name a few.

The nearby Sydenham Hill Woods are approximately 9 hectares and are a designated local nature reserve. There you will also find Dulwich & Sydenham Hill Golf Club, which was founded in 1894.

The golf course was designed by the great Harry S Colt and is set among mature oaks on the slopes of



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Sydenham Hill overlooking Dulwich College and enjoys a deserved lofty status among the capital's golfing elite.

And If you ever desire a further choice of drinking and eating establishments, then the vibrancy of Dulwich can be found a walk or bus ride away.

Verified Material Information

Council Tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Wood burner

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Good, Three - Good, EE - Good

Parking: Communal and On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.